16786

Maniaci's Motion

Edgewater Appeal Motion [redacted]

Once we have heard testimony, had an opportunity to get questions answered and deliberate, if we feel comfortable that Hammes has made a case that meets the requirements of Landmarks Ordinance appeal language, the following motion would be in order:

The Common Council, having considered all the evidence before it, and based upon the standards in the Landmarks ordinance and after balancing the interest of the public in preserving the subject property and the interest of the owner in using it for his or her own purposes, hereby:

1. Finds that the special conditions of the property create development constraints that cause serious hardships for the owner, that such hardships relate to the nature of the property and are not self created, and that the considerable public interest in preserving the property, in particular, the 1940's hotel, will be frustrated if the project is not completed.

2. Modifies the 11/30/09 decision of the Landmarks Commission and grants a Certificate of Appropriateness once the project meets the following conditions:

   • Recommendation for approval by Plan Commission. Note: the Plan Commission should closely examine and comment on the proposed project's volume and height.
   • Recommendation for approval of amended TID 32 Project Plan by TIF Joint Review Board. The amended TID 32 Project Plan shall include as an additional project cost the use of a portion of the available tax increment created through this project for TIF eligible costs relating to the preservation and revitalization of historically significant buildings within the Mansion Hill Historic District; and
   • Final review and recommendation for approval by Landmarks Commission of design details of the 1940s building rehabilitation, including but not limited to top floor, front entrance element and the Rigadoon Room.